



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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## Meeting Agenda

Tuesday, May 14, 2019, 9:00 AM

Town Hall Meeting Room, Second Floor

208 Sanford Road, Wells

### MINUTES

#### I. FEBRUARY 5, 2019 DRAFT MEETING MINUTES

Documents:

[SRC MIN 02-05-19.PDF](#)

#### II. APRIL 16, 2019 DRAFT MEETING MINUTES

Documents:

[SRC MIN 04-16-19.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. COGGESHALLS

Michael Coggeshall, owner/applicant. Site Plan Amendment Application to add Business Retail use to the property. The existing uses on the property currently include Business Personal Service and 1 dwelling unit. The property is located off of 1638 Post Road and is within the General Business District. Tax Map 135, Lot 5. **Receive Site Plan Amendment Application and workshop completeness**

Documents:

[COGGESHALLS AMEND APP MEMO 05-10-19.PDF](#)  
[COGGESHALLS ART V \(145-26\) GEN BUS DIST 05-09-19.PDF](#)  
[COGGESHALLS ART VI \(145-35 TO 145-47\) TOWN REGS 05-09-19.PDF](#)  
[COGGESHALLS DRAFT COMPLETENESS 05-09-19.PDF](#)  
[COGGESHALLS SITE PLAN AMD APP 04-15-19.PDF](#)  
[COGGESHALLS 2018 AERIAL.PDF](#)  
[COGGESHALL DRAFT SITE PLAN.PDF](#)

#### II. ATLANTIC PINES ORAL SURGERY & ANESTHESIA

Robert Caron, owner; Jesse Snow, applicant; Alba Architects, agent. Site Plan Amendment

Application for a change of use from Business Office to Business Personal Service, to reconfigure parking, add a dumpster and construct an entry vestibule. The property is located off of 1931 Sanford Road and is located within the Residential Commercial District. Tax Map 61, Lot 16. **Receive Site Plan Amendment Application and workshop completeness**

Documents:

ATLANTIC PINES ORAL SURGERY AMEND APP MEMO 05-10-19.PDF  
ATLANTIC PINES ORAL SURGERY ART V (145-24) RES COMM CHECKLIST 05-10-19.PDF  
ATLANTICE PINES ORAL SURGERY ART VI (145-35 TO 145-47) TOWN REGS 05-10-19.PDF  
ATLANTIC PINES ORAL SURGERY DRAFT COMPLETENESS 05-10-19.PDF  
ATLANTIC PINES ORAL SURGERY SITE PLAN AMEND APP 04-30-19.PDF  
MDOT TAKING PLAN.PDF

### **III. HOBBS POND WOODS (FKA MEETINGHOUSE WOODS SUBDIVISION)**

David Springer, owner; Mike Burgess, applicant; BH2M, agent. Preliminary Subdivision Application to subdivide 26.8 acres into 9 lots/dwelling units as a Residential Cluster development with a private 50' wide ROW and Open Space. The parcel is located off of 241 Meetinghouse Road and is within the Rural and 75' Shoreland Overlay District. Tax Map 62, Lot 11-A.

**Comment on Preliminary Subdivision Application for the Planning Board**

Documents:

HOBBS POND WOODS PRELIM MEMO 04-30-19.PDF  
HOBBS POND WOODS PRELIM COMPLETENESS 04-30-19.PDF  
HOBBS POND WOODS PLANS 04-26-19.PDF  
HOBBS POND WOODS DOCUMENTS 04-26-19.PDF

### **IV. WESLEY BY THE SEA PHASE 3**

Preacher's Aid Society of New England, owner/applicant. BH2M Engineers agent. Preliminary Subdivision Application for a 10 lot/dwelling unit residential cluster major subdivision off of Dorfield Lane and Harisseckett Road. The property is approximately 25 acres in size and is located with the Rural and 75' Shoreland Overlay Districts. Tax Map 79, Lot 2 and 3.

**Comment on Final Subdivision Application for the Planning Board**

Documents:

WESLEY BY THE SEA FINAL MAJOR APP MEMO 05-02-19.PDF  
WESLEY BY THE SEA PHASE 3 DRAFT FINAL COMPLETENESS 05-01-19.PDF  
WESLEY BY THE SEA-FINALAPPLICATION04-23-19.PDF  
WESLEY BY THE SEA 18118-PLANSET 04-23-19.PDF

## **OTHER BUSINESS**

## **ADJOURN**